

JOINT  
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS  
69-A HAGOOD AVENUE  
CHARLESTON, SOUTH CAROLINA 29403  
and the  
S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL  
OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT  
1362 McMillan Avenue, Suite 400  
Charleston, South Carolina 29405

REGULATORY DIVISION

February 23, 2007

Refer to: P/N # ~~2007~~ 2007-0076-1ID - P

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), Section 401 of the Clean Water Act (33 U.S.C. 1344), and the South Carolina Coastal Zone Management Act (48-39-10 et seq.) an application has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

PP-JOHN'S ISLAND, LLC  
c/o Brian Wolverton  
1137 QUEENSBOROUGH BLVD. SUITE 103  
MT. PLEASANT, SOUTH CAROLINA 29464

for a permit to construct a community boating dock in

BOHICKET CREEK

2952  
located on Bohicket Road on Johns Island in Charleston County, South Carolina.

TMS#  
256-00-00-022

In order to give all interested parties an opportunity to express their views

**NOTICE**

is hereby given that written statements regarding the proposed work will be received by both of the above mentioned offices until

**12 O'CLOCK NOON, MONDAY, MARCH 26, 2007**

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed work consists of construction of a community docking facility, capable of accommodating 10 boats of various size. In detail, a 666' long x 4' wide walkway will be constructed with a 20' x 50' fixed pierhead. A 20' x 20' portion of the pierhead will be covered. Also attached to the pierhead will be a floating dock arrangement capable of accommodating 10 boats of various size. The purpose of this facility will be for the private recreational use of the 10 lot owners of the adjoining single family development.

**NOTE:** Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

**U.S. Army Corps of Engineers  
ATTN: REGULATORY DIVISION  
69-A Hagood Avenue  
Charleston, South Carolina 29403**

The District Engineer has concluded that the discharges associated with this project, both direct and indirect, should be reviewed by the South Carolina Department of Health and Environmental Control in accordance with provisions of Section 401 of the Clean Water Act. As such, this notice constitutes a request, on behalf of the applicant, for certification that this project will comply with applicable effluent limitations and water quality standards. The work shown on this application must also be certified as consistent with applicable provisions the Coastal Zone Management Program (15 CFR 930). The District Engineer will not process this application to a conclusion until such certifications are received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact 0.10 acres of estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

Pursuant to Section 106 of the National Historic Preservation Act (NHPA), this public notice also constitutes a request to Indian Tribes to notify the District Engineer of any historic properties of religious and cultural significance to them that may be affected by the proposed undertaking.

In accordance with the NHPA, the District Engineer has also consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. To insure that other cultural resources that the District Engineer is not aware of are not overlooked, this public notice also serves as a request to the State Historic Preservation Office to provide any information it may have with regard to historic and cultural resources.

The District Engineer has consulted the most recently available information and has determined that the project will have no effect on any Federally endangered, threatened, or proposed species and will not result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request to the U.S. Fish and Wildlife Service and the National Marine Fisheries Service for any additional information they may have on whether any listed or proposed endangered or threatened species or designated or proposed critical habitat may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended).

February 23, 2007

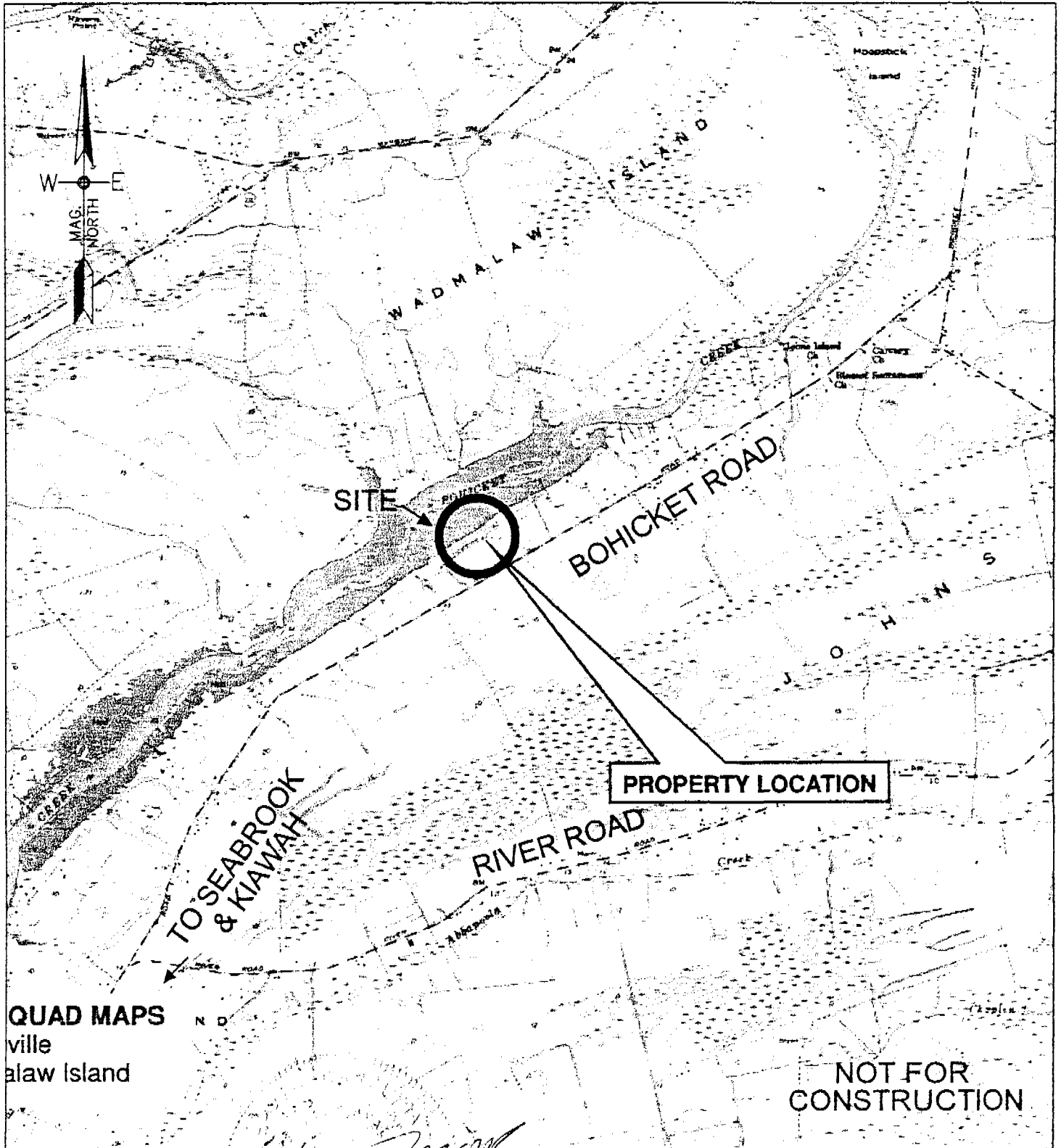
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

If there are any questions concerning this public notice, please contact Mr. Dean Herndon at 843-329-8044.

Steve Brooks  
Project Manager  
SCDHEC-OCRM

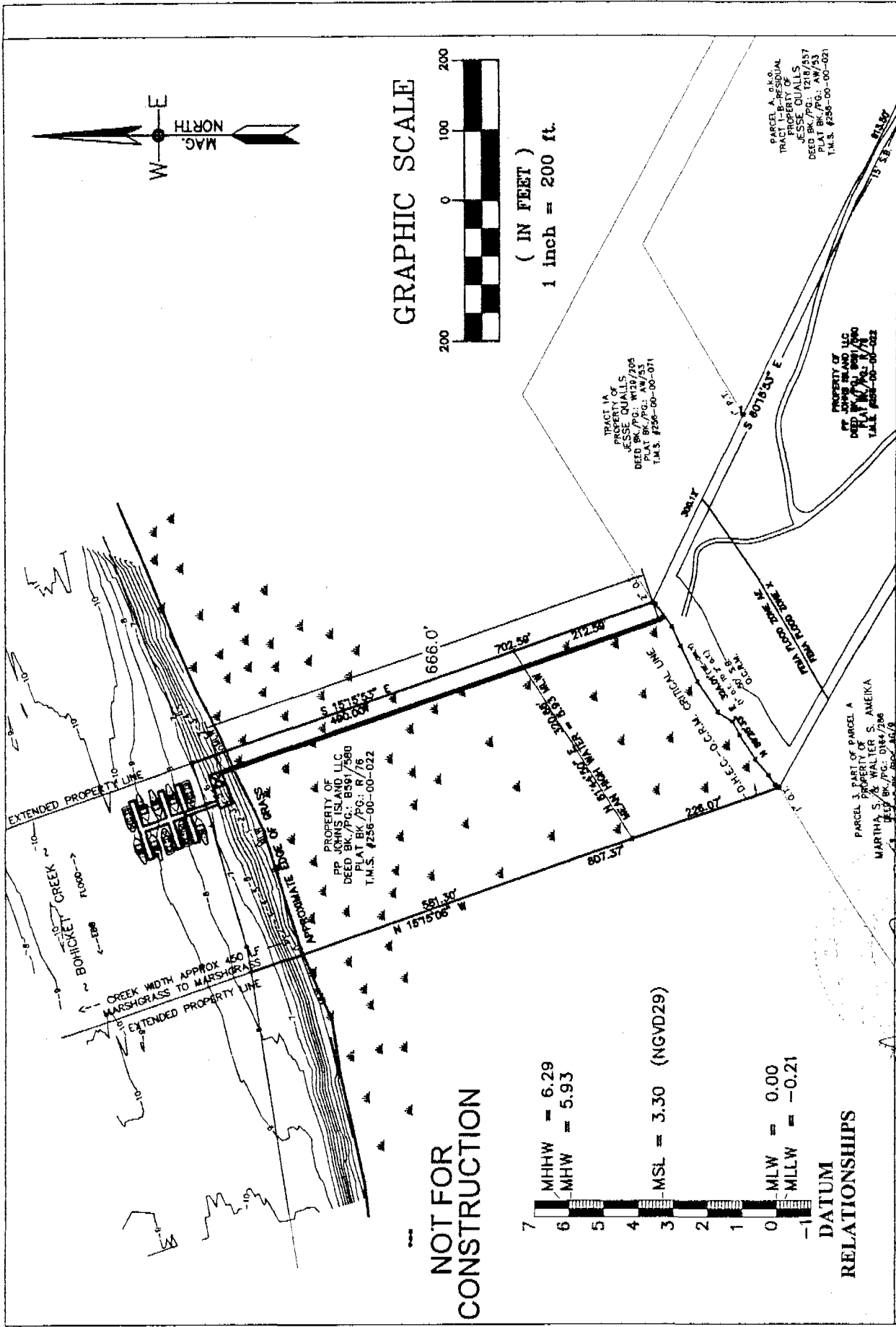


QUAD SHEET

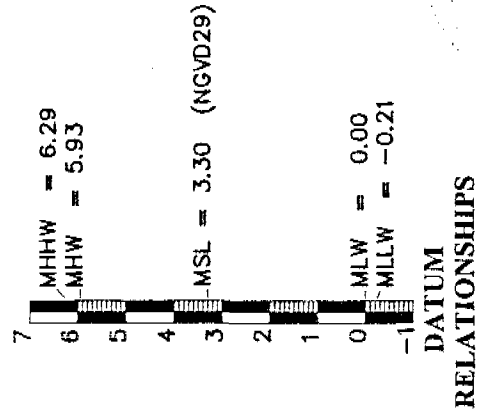
*Alex Zimar*

**BOHICKET CREEK  
COMMUNITY DOCK  
PERMIT**

APPLICANT: PP JOHN'S ISLAND, LLC  
 AGENT: ALEXANDRIA ZIMAR, P.E.  
 DATE: DECEMBER 11, 2006  
 REVISED: 2-10-07  
 TMS #: 256-00-00-022  
 BODY OF WATER: BOHICKET CREEK  
 LOCATION: JOHN'S ISLAND, CHARLESTON COUNTY, SC  
 SCALE: NOT TO SCALE



NOT FOR  
CONSTRUCTION

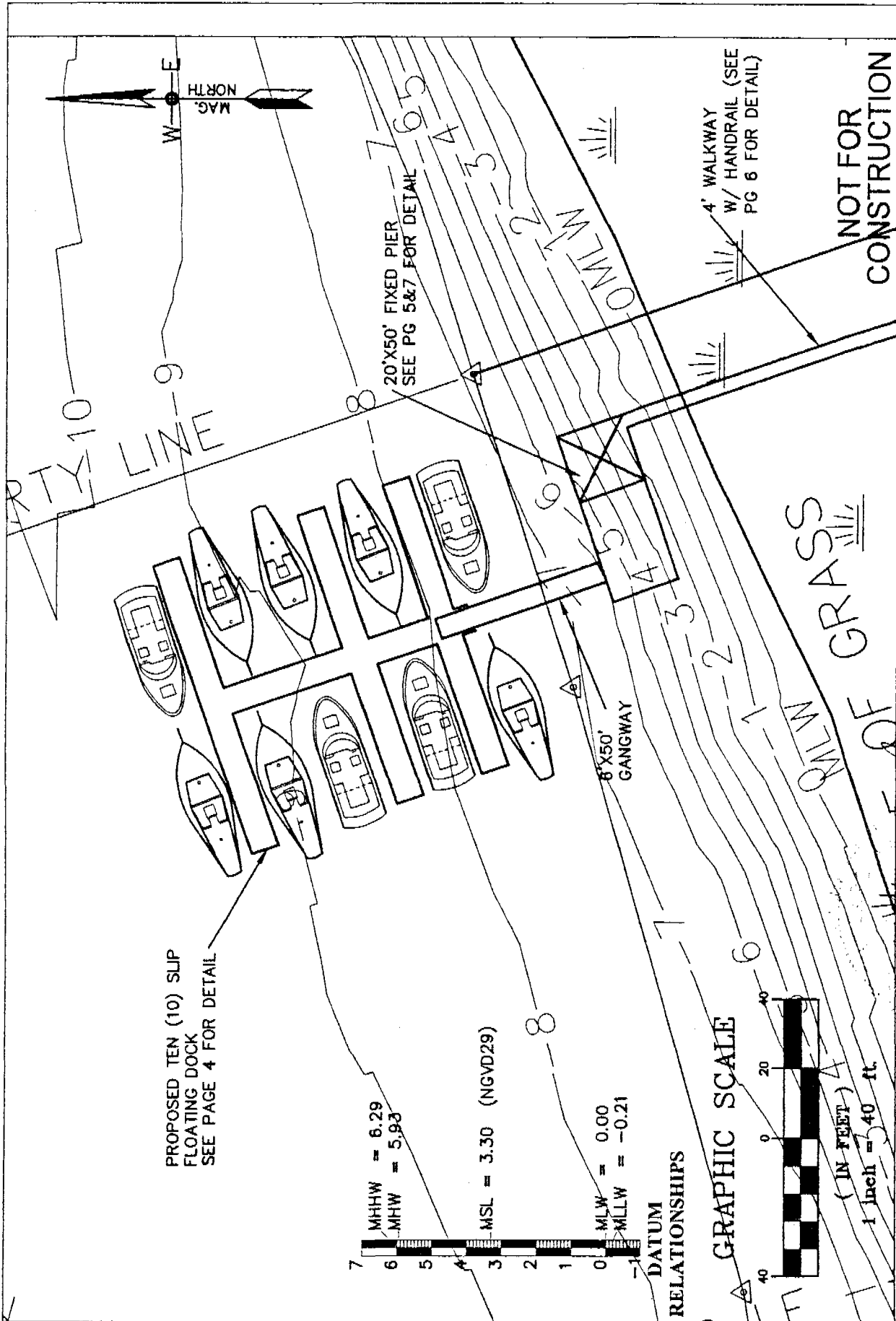


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 LOCATION: JOHN'S ISLAND, CHARLESTON COUNTY, SC  
 SCALE: AS SHOWN

BOHICKET CREEK  
 COMMUNITY DOCK  
 PERMIT APPLICATION

PROPOSED OVERALL  
 CONDITIONS

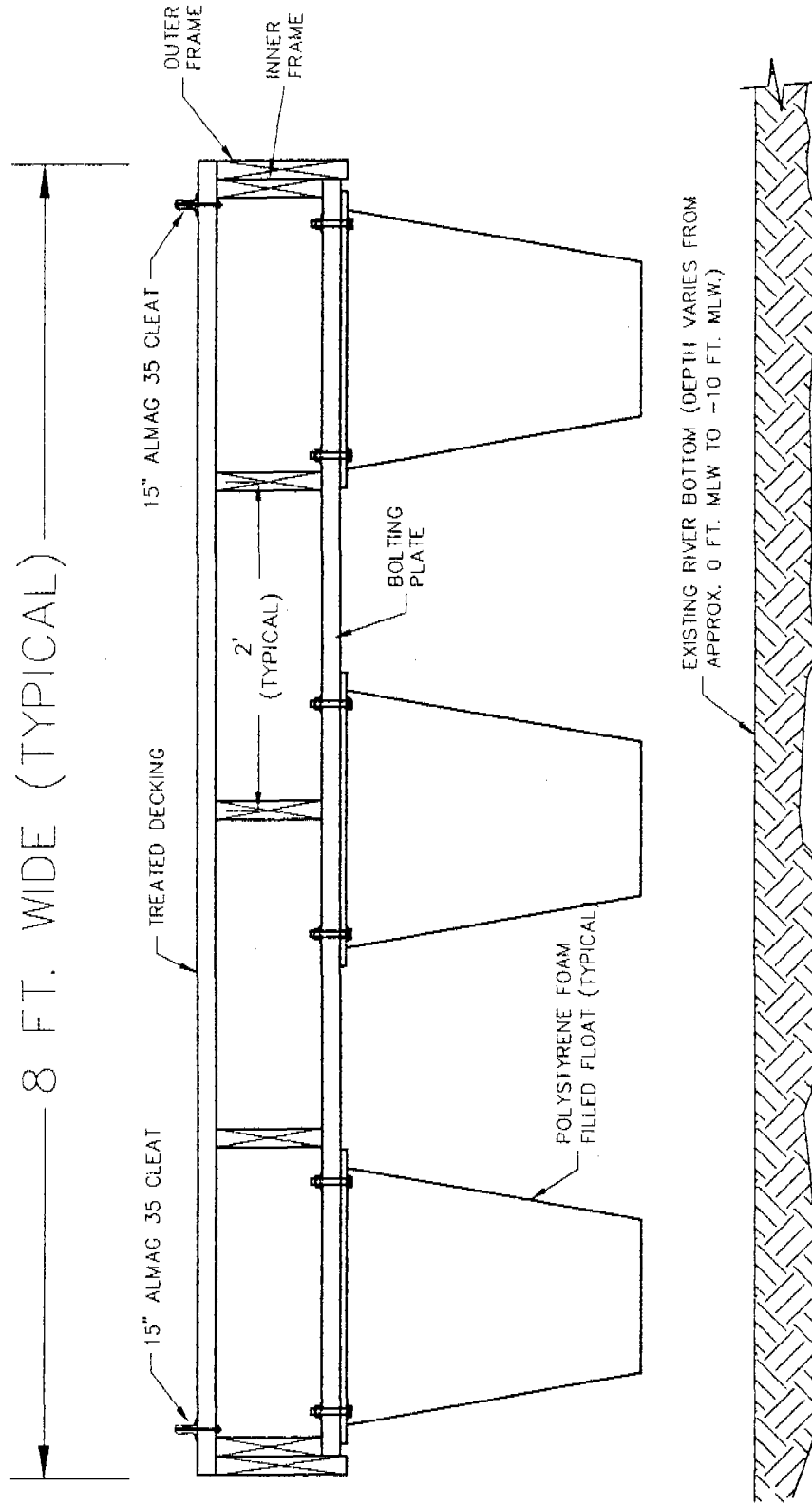
REVISIONS: 2-10-07  
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APPLICANT: PP JOHN'S ISLAND, LLC  
 AGENT: ALEXANDRIA ZIMAR, P.E.  
 DATE: DECEMBER 11, 2008 REVISED: 2-20-07  
 TMS #: 256-0-00-022  
 BODY OF WATER: BOHICKET CREEK  
 LOCATION: JOHN'S ISLAND, CHARLESTON COUNTY, SC  
 SCALE: AS SHOWN

BOHICKET CREEK  
 COMMUNITY DOCK  
 PERMIT APPLICATION  
 DOCK  
 PROPOSED COMMUNITY DOCK





# 8 FT WIDE TIMBER FLOATING DOCK

NOT FOR  
CONSTRUCTION

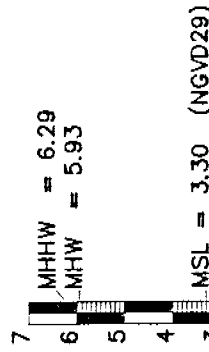
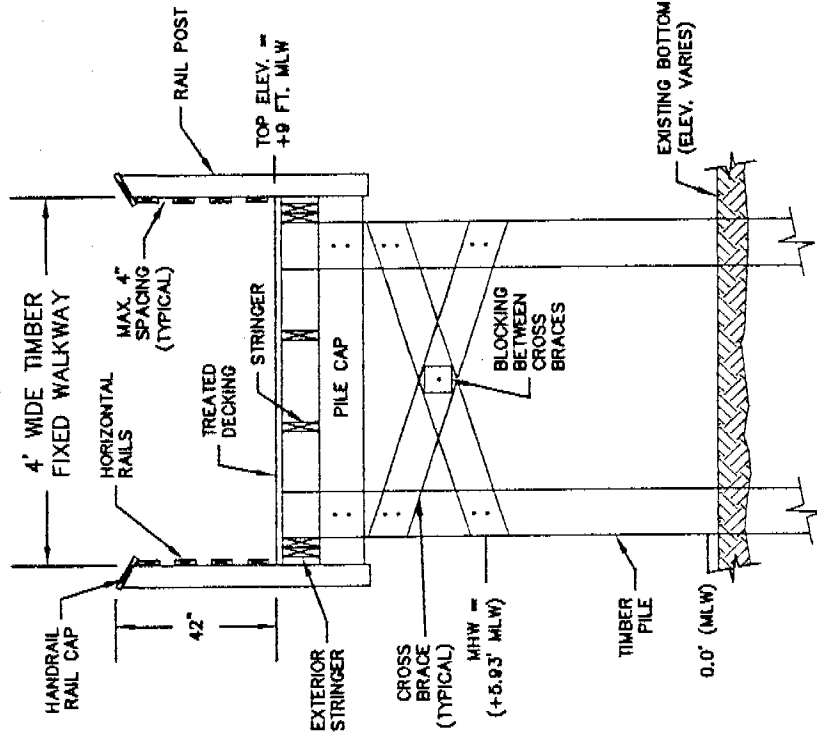
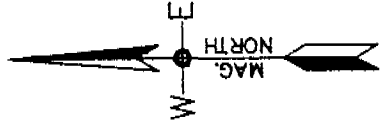
## SECTION A-A NOT TO SCALE

TYPICAL FLOATING  
DOCK DETAIL

BOHICKET CREEK  
COMMUNITY DOCK  
PERMIT APPLICATION

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DATE: DECEMBER 11, 2006 REVISED: 2-10-07  
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LOCATION: JOHN'S ISLAND, CHARLESTON COUNTY, SC  
SCALE: NO SCALE





PROPOSED 4 FT. WIDE FIXED PIER WALKWAY

### SECTION B-B

SCALE: NONE

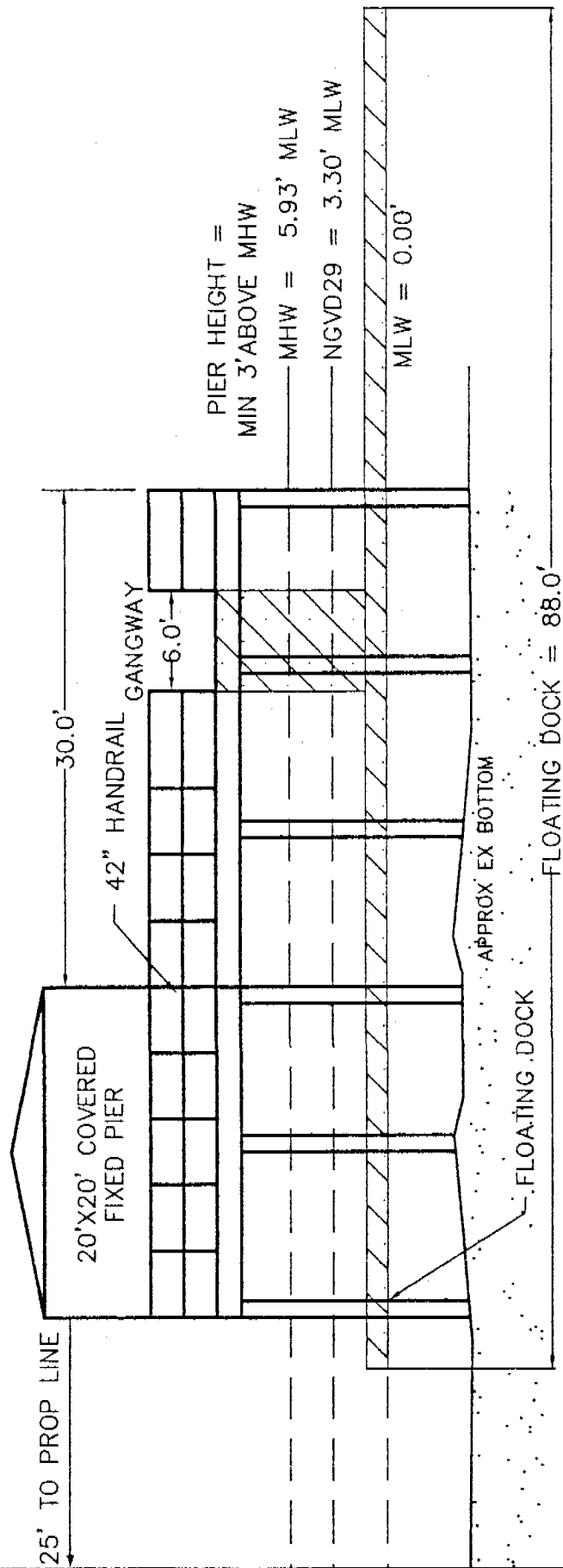
DATUM  
RELATIONSHIPS

NOT FOR  
CONSTRUCTION

PROPOSED 4' WALKWAY  
CROSS SECTION

**BOHICKET CREEK  
COMMUNITY DOCK  
PERMIT APPLICATION**

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SCALE: NOT TO SCALE  
PAGE: 6 OF 8



GRAPHIC SCALE



NOT FOR  
CONSTRUCTION

PIER CROSS SECTION FROM WATER

FIXED PIER DETAIL (1) *John*  
CROSS SECTION  
VIEW FROM WATER

**BOHICKET CREEK  
COMMUNITY DOCK  
PERMIT APPLICATION**

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AGENT: ALEXANDRIA ZIMAR, P.E.  
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LOCATION: JOHN'S ISLAND, CHARLESTON COUNTY, SC  
SCALE: AS SHOWN



CRITICAL AREA BOUNDARY

PROPERTY BOUNDARY



**TIDEWATER**  
ENVIRONMENTAL SERVICES INC.

PO Box 865, Johns Island, SC 29457  
Ph: (843) 762-3750 Fax: (843) 762-3795  
[www.tidewaterenvironmental.com](http://www.tidewaterenvironmental.com)

APPLICANT: PP JOHN'S ISLAND, LLC

AGENT: ALEXANDRIA ZIMAR, P.E.

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BODY OF WATER: BOHICKET CREEK

LOCATION: JOHN'S ISLAND, CHARLESTON COUNTY, SC

SCALE: AS SHOWN

PAGE: 8 OF 8